

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE
COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION
CENTER ON TUESDAY, DECEMBER 12, 1995

RESOLUTION 121295-12 AMENDING THE MANUAL OF REGULATIONS
AND POLICIES ENTITLED "DESIGN AND CONSTRUCTION
STANDARDS FOR PUBLIC STREETS AND OFF-STREET PARKING"

WHEREAS, at its meeting on February 14, 1989, the Board of
Supervisors, by resolution, adopted a manual of regulations and
policies entitled "Design and Construction Standards Manual" to
assist the public in the clarification and interpretation of
rules, regulations, and policies applicable to land development
in Roanoke County, and in particular, the areas of water, sewer,
streets and parking.

NOW, THEREFORE, be it resolved that the Board of Supervisors
of Roanoke County, Virginia, does hereby amend the second
component of the "Design and Construction Standards Manual" which
is entitled "Street and Off-Street Design Standards" as set out
in Attachment "A" to this resolution.

FURTHER, this Manual, including these amendments, shall be
in full force and effect from and after December 12, 1995.

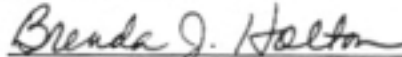
On motion of Supervisor Minnix to adopt the resolution, and
carried by the following recorded vote:

AYES: Supervisors Johnson, Kohinke, Eddy, Minnix

NAYS: None

ABSENT: Supervisor Nickens

A COPY TESTE:



Brenda J. Holton, Deputy Clerk
Roanoke County Board of Supervisors

cc: File

Arnold Covey, Director, Engineering & Inspections
Paul Mahoney, County Attorney

ATTACHMENT "A"

TABLE OF CONTENTS

			Page
<u>SECTION</u>	<u>200.00</u>	<u>STREET AND OFF-STREET DESIGN STANDARDS</u>	1
	200.01	Applicability of Standards	1
	200.02	Streets to Property Lines	1
	200.03	Subdivision Blocks.....	1
	200.04	Street Surface	1
	200.05	Frontage on Arterial Road	1-2
	200.06	Driveway Connections.....	2
	200.07	Curb and Gutter Requirements	2
	200.08	Intersection of Minor and Major Streets	3
	200.09	Roadway Design	3
	200.10	Traffic Projects	3
	200.11	Subdivision Street Design.....	3
	200.12	Street Centerlines.....	3
 BY ORDINANCE 82592-12 DATED AUGUST 25, 1995, SECTIONS 201.00 THROUGH 202.00 INCLUSIVE OF ALL SUBSECTIONS HAVE BEEN REPEALED			
<u>SECTION</u>	<u>201.00</u>	<u>OFF-STREET PARKING REQUIREMENTS</u>	4
 REFER TO ARTICLE V, DEVELOPMENT STANDARDS, SECTION 30.91, ROANOKE COUNTY ZONING ORDINANCE			
<u>SECTION</u>	<u>202.00</u>	<u>OFF-STREET LOADING REQUIREMENTS</u>	4
 REFER TO ARTICLE V, DEVELOPMENT STANDARDS, SECTION 30-91, ROANOKE COUNTY ORDINANCE			
<u>SECTION</u>	<u>203.00</u>	<u>MISCELLANEOUS CONSTRUCTION STANDARDS</u>	4
	203.01	General Provisions	4
<u>SECTION</u>	<u>204.00</u>	<u>WAIVER PROCEDURES</u>	4-5
<u>SECTION</u>	<u>207.00</u>	<u>ROAD DESIGN - LIST OF TYPICAL DETAILS</u>	
	207.01	General Notes	
	207.01.1	Reserved	
	207.02	Reserved	

207.03	-Reserved
207.04	-Reserved
207.05	-Reserved
207.06	-Reserved
207.07	-Reserved
207.08	-Standard Parking Dimensions
207.09	-Driveway Pipe Installation
207.10	-Specifications for Design Entrance Slab

STREET AND OFF-STREET DESIGN STANDARDS

All the provisions of this Section shall apply unless specifically waived by the Director of the Department of Community Development, hereinafter referred to as "the Director."

200.01 Applicability of Standards

Unless otherwise provided, these standards set forth minimum criteria for all subdivision and site development plans.

200.02 Streets to Property Lines

All streets eligible to be accepted into the Virginia Department of Transportation's System of Highways shall be constructed to the property line and shall provide access to adjoining parcels of land unless unnecessary due to topography or previous development of the adjoining property.

200.03 Subdivision Blocks

Subdivision blocks shall be placed as to provide traffic circulation within, and between, existing or anticipated subdivisions.

200.04 Street Surface

All streets shall be surfaced with an asphalt plant mix in accordance with the pavement structure design in the Virginia Department of Transportation's Subdivision Street Requirements latest edition, as amended.

EXEMPTION: The minimum Virginia Department of Transportation pavement structure design will only be permitted when all items below are met:

1. Subdivision is located in either an AG-3 or AG-1 agricultural district as designed Roanoke County's Official Zoning Map.
2. Street grades are less than 12% and;
3. Street is not an extension of a previously plant mix Subdivision street.

200.05 Frontage on Arterial Road

Whenever a Subdivision (residential/commercial) abuts a road which is included in the State System of Primary Highways or a road designated as "Arterial" in the adopted Roanoke County Transportation Plan, or the latest Statewide Highway Plan, the following conditions shall be met.

- A. A reverse frontage and/or combined access concept shall be utilized such that no lot has exclusive access to the arterial or primary highway; and in addition, all developments shall provide sufficient building, parking and travel way setbacks to permit the construction of the ultimate highway section.
- B. If reverse frontage or combined access cannot be provided, the site shall be limited to one exclusive access point.

200.06 Driveway Connections

It is the intent of this Manual that access be provided to individual residential lots only from streets classified as local and minor collector *as* defined in the Virginia Department of Transportation's Subdivision Street Requirements. A reverse frontage or service drive concept is required for streets which:

- A. Carry in excess of five thousand five hundred vehicles per day (5,500 vpd) and/or are categorized as primary highway; or
- B. The Roanoke County Transportation Plan indicates will carry in excess of five thousand five hundred vehicles per day (5,500 vpd).

If the Director finds that a street carries in excess of three thousand vehicles per day (3,000 vpd), he may require a traffic impact study by a licensed Engineer to evaluate potential problems and to recommend corrective measures.

200.07 Curb and Gutter Requirements

Unless otherwise provided, curb and gutter shall be required in all subdivisions except AG-3 or AG-1 zoning districts as designated on Roanoke County's Official Zoning Map.

EXEMPTION TO THIS REQUIREMENT WILL ONLY BE PERMITTED WHEN ALL OF THE ITEMS BELOW HAVE BEEN MET:

- 1. Street grades must be less than 12% and;
- 2. Streets are not an extension of, or intersects with an existing curb and gutter street and;
- 3. Street cul-de-sac in a cut section and;
- 4. All lots are one (1) acre or greater in size and have a minimum road frontage of 100 feet.

200.08 Intersection of Minor and Major Streets

Wherever a minor street intersects a major street, a minimum 25' pavement edge radius and standard landing will be required on the minor street. In addition, the Director may require that the standard landing extend to the ultimate right-of-way for the major road.

200.09 Roadway Design

The geometric design guides for subdivision streets shall be in accordance with the Virginia Department of Transportation's Subdivision Street Requirements latest edition, as amended.

The only exceptions are as follows:

1. All cul-de-sac right-of ways shall have a minimum 55 ft. radius.

200.10 Traffic Projects

The 24-hour volume trip generation for all land uses shall comply with Trip Generation-Information Report, I.T.E., latest edition.

200.11 Subdivision Street Design

All residential developments generating more than 1,500 vehicles per day shall provide through access and shall connect to an existing state road in at least two locations. Internal roads shall be designed to incorporate good traffic design, and provide ease of access for domestic services and emergency vehicular traffic.

In situations where two (2) connections cannot be made in accordance with the Virginia Department of Transportation's Permit Manual and Minimum Entrance Standards, one (1) connection may be permitted upon submittal of a waiver request to the Director. The County, as a part of granting the waiver, reserves the right to require additional improvements.

200.12 Street Centerlines

Subdivision streets intersecting an existing or future street, shall have the centerlines directly opposite one another or have a minimum of two hundred (200') feet between their centerlines.

201.00 OFF-STREET PARKING REQUIREMENTS – Repealed – Refer to Article V, Development Standards, Section 30.91, Roanoke County Zoning Ordinance.

202.00 OFF-STREET LOADING REQUIREMENTS – Repealed – Refer to Article V, Development Standards, Section 30.91, Roanoke County Zoning Ordinance.

203.00 MISCELLANEOUS CONSTRUCTION STANDARDS

203.01 General Provisions

1. The construction materials and methods used for this Section shall conform to the current Virginia Department of Transportation Road and Bridge Specifications.
2. All grading and utility construction within the right-of-way must be completed and approved by the County prior to installing the Final surface on the street.
3. The developer will be responsible for installing all driveway entrances to the right-of-way line prior to acceptance by Roanoke County and the Virginia Department of Transportation.
4. All driveway entrances across a paved ditch shall consist of standard concrete driveway slab, see Section 207.10.

204.00 WAIVER PROCEDURES – These procedures only apply to Roanoke County Standards.

204.01 This procedure only applies to Roanoke County Standards. When compliance with a particular Subdivision or Site Plan requirement, which incorporates these standards, unduly burdens the applicant, or causes harm to an adjacent property, the applicant may request a waiver of the requirement. The applicant shall examine alternative methods to attempt to comply with the intent of that requirement.

204.02 A request for a waiver of a requirement shall be made by the applicant to the Director of Community Development. The request must be in writing stating what relief is requested and the reasons the request should be granted. The appropriate application fee shall be included. Any supportive plans, profiles, or drawings necessary to review the request must accompany the submission. The waiver request must be made and acted upon prior to the submittal of any subdivision or site plan. The County will normally accept or reject a waiver application within five (5) working days. If rejected the application will be returned to the applicant with the reason for the rejection outlined in writing. Upon acceptance by the Director, the waiver application will be transmitted to

the Planning Commission for review and approval. Action on a waiver request, or an alternative method provided in lieu of strict compliance, will normally be made within thirty (30) calendar days of receipt.

- 204.03 During the review of a Subdivision and/or Site Plan, if a violation or error which is not in accordance with the approved standards is noted, the applicant will be notified through the normal review procedure. If the applicant requests a waiver at this time, the review will cease until the above waiver requirements in Section 204.01 and 204.02 are met.

General Notes:

- 1) Refer to VDOT Subdivision Pavement Structure Design Requirements for Asphalt Concrete (Plant Mix) Surfaces.

PAVEMENT DESIGN

GENERAL PARKING DIMENSIONS

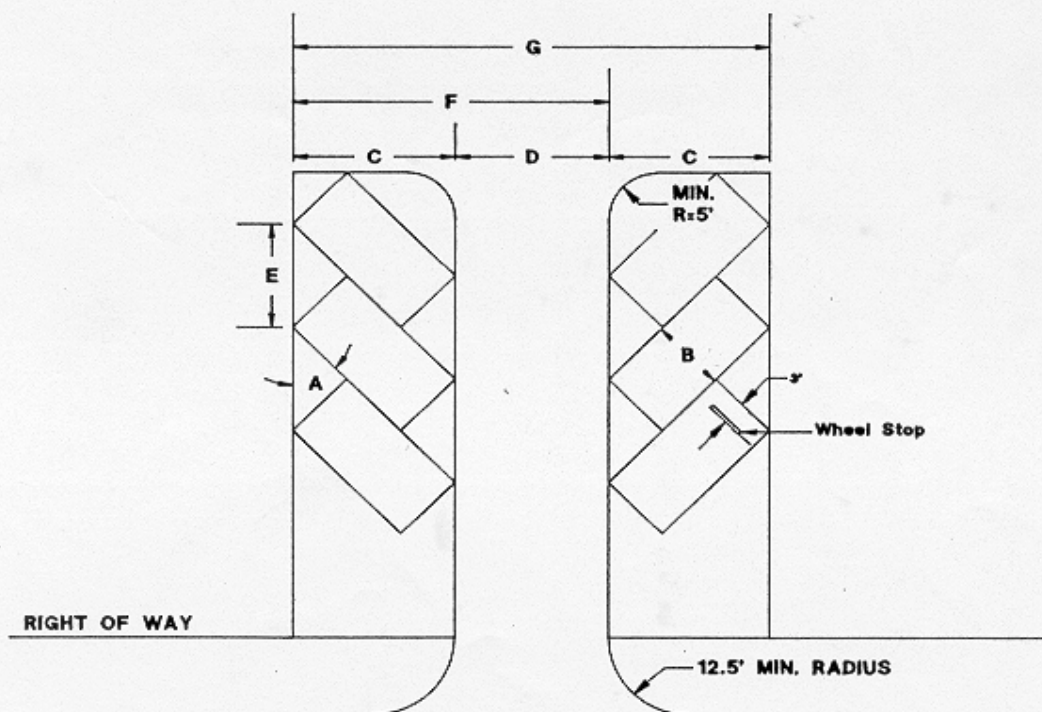
TABLE 1

A	B	C	x D	E	F	G
PARKING ANGLE	STALL WIDTH	STALL DEPTH	AISLE WIDTH	CURB LENGTH	HALF BAY	FULL BAY
0 ST	8.0'	8.0'	12.0'	22.0'	20.0'	40.0'
0 SM	8.0'	8.0'	12.0'	20.0'	20.0'	40.0'
30 ST	9.0'	17.8'	12.0'	18.0'	29.8'	x 47.6'
30 SM	8.0'	15.9'	12.0'	16.0'	27.9'	x 43.8'
45 ST	9.0'	20.5'	13.0'	12.7'	33.5'	x 54.1'
45 SM	8.0'	18.4'	13.0'	11.3'	31.4'	x 49.8'
60 ST	9.0'	21.8'	18.0'	10.4'	39.8'	x 61.6'
60 SM	8.0'	20.7'	18.0'	9.2'	28.7'	x 59.4'
90 ST	9.0'	20.0'	24.0'	9.0'	44.0'	64.0'
90 SM	8.0'	18.0'	24.0'	8.0'	42.0'	60.0'

NOTES:

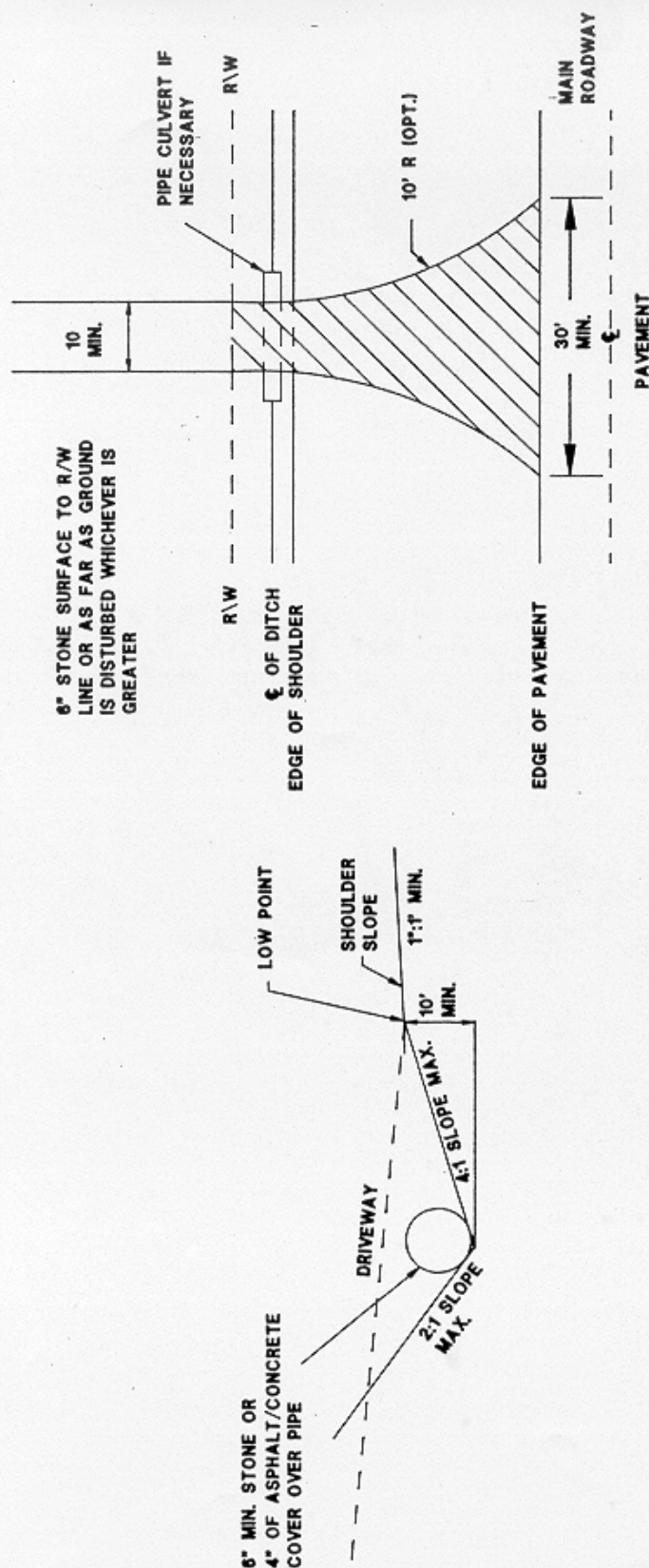
ST IS STANDARD CARS
SM IS SMALL CARS

x DIMENSIONS ARE FOR ONE - WAY MOVEMENT. TWO - WAY
MOVEMENT REQUIRES A MINIMUM 24 FOOT AISLE WIDTH
REGARDLESS OF PARKING ANGLE AND DIMENSIONS GIVEN
IN TABLE 1 ABOVE.



Refer to Section 201.06.2 for reduction in stall depth for overhang.

STANDARD PARKING DIMENSION



ALL CONSTRUCTION AND MATERIALS SHALL CONFORM, WHERE APPLICABLE, TO THE CURRENT, VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.

CONCRETE PIPE OR CORRUGATED METAL PIPE MAY BE USED. INDICATE TYPE, SIZE AND STRENGTH ON PLANS.

IT IS RECOMMENDED DRIVEWAYS SHALL BE SURFACED FROM EDGE OF PAVEMENT TO PROPERTY LINE WITH THE SAME TYPE OF SURFACING AS USED ON STREET.

ALL DRIVEWAY GRADES SHALL START BACK OF THE SHOULDER LINE.

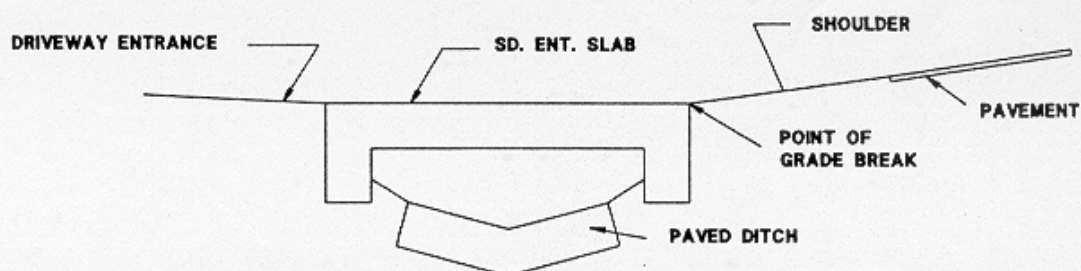
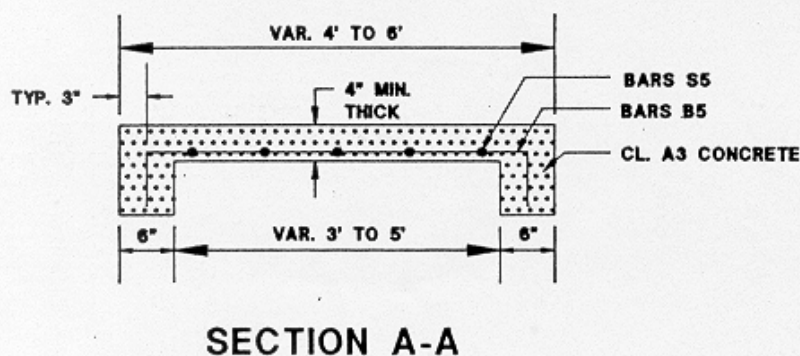
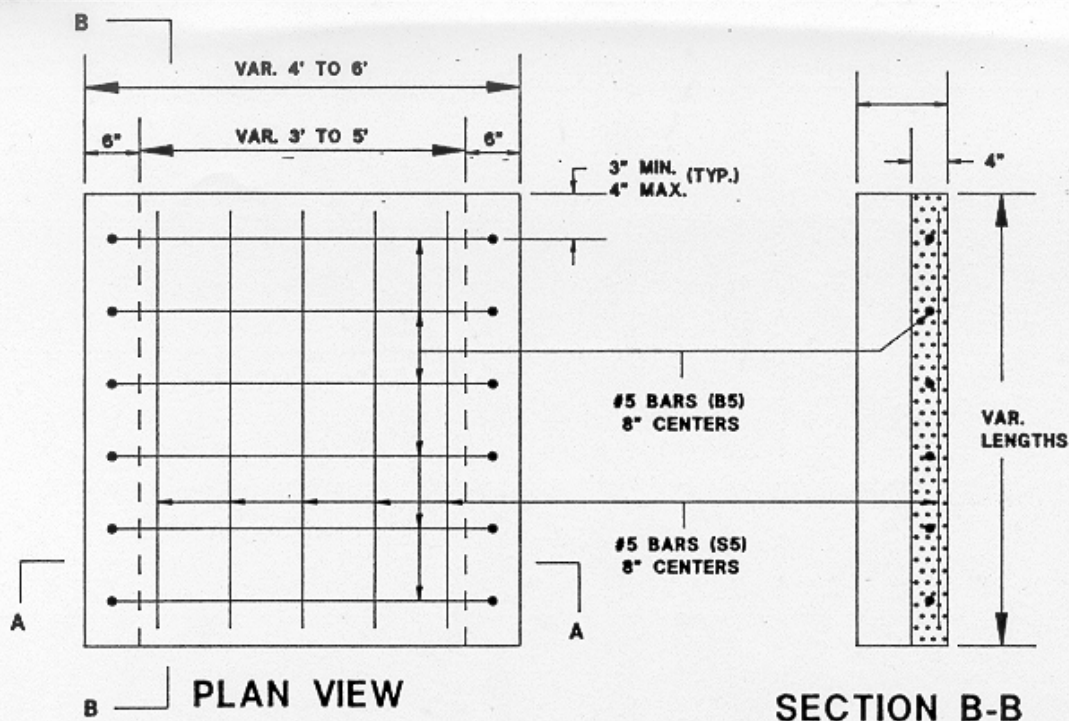
IN CUT SECTIONS, SIDES OF DRIVEWAY SHALL BE GRADED TO A MAXIMUM 2:1 SLOPE.

* DITCH LINE MAY BE MOVED BACK TO PROVIDE REQUIRED COVER. THE TRANSITION OF THE DITCH LINE SHALL BE SMOOTH WITH A MINIMUM LENGTH OF 10 FEET.

DRIVEWAY PROFILES ARE REQUIRED WHERE STEEP GRADES PREVAIL.

DRIVEWAYS SHALL BE GRADED TO INSURE POSITIVE DRAINAGE AWAY FROM HOUSE.

DRIVEWAY PIPE INSTALLATION

**NOTE:**

CARE SHOULD BE TAKEN TO INSURE THAT THE SPECIAL DESIGN SLAB COMPLETELY SPANS BUT DOES NOT REST ON PAVED DITCH. MINIMUM 1 1/2" CLEARANCE FROM BARS TO SURFACE.

SPEC. DESIGN ENTR. SLAB